A TENTATIVE PLAT and SKETCH of BOUNDARY SURVEY of: **TENTATIVE PLAT T-23302-1-NEW** PEREZ SUBDIVISION PEREZ SUBDIVISION SEC. 17, TWP. 53, RGE. 41 DISTRICT 6 ZONING: R-1 CITY OF HIALEAH ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 38 PAGE 54, LYING IN THE NW 1/4 OF SECTION 17, TOWNSHIP 53 SOUTH, RANGE 41 EAST, CITY OF HIALEAH, MIAMI-DADE COUNTY, FLORIDA GRAPHIC SCALE LOCATION SKETCH 1 inch=20 ft. SCALE: 1"=300" A PORTION IN SECTION 17, TOWNSHIP 53 SOUTH, RANGE 41 EAST CITY OF HIALEAH, MIAMI-DADE COUNTY, FLORIDA. NE CORNER OF NW 1/4 OF SECTION 17-53-41 EAST 7th AVENUE (P.B. 138 - PG. 72) LOT 2, BLOCK I 60' RIGHT-OF-WAY EAST 16th STREET 18 ASPHALT PAVEMENT FIFV.8.75 RIGHT-OF-WAY 17' GRASS PARKWAY DEDICATED 80.00' 4' CONCRETE SIDEWALK C.L.F ON LINE T=25.04' EAST 9th AVENUE (NW 62nd AVENUE) CENTER OF SW CORNER OF NW 1/4 SECTION 17-53-41 OF SECTION 17-53-41 (5,600 SQ. F SLAB A. LEGAL DESCRIPTION DEVELOPMENT INFORMATION OWNER: MODESTO PEREZ & W BASILIA TRACT A, BLOCK 17—E, REVISED PLAT OF PORTION OF EIGHT ADDITION TO THE TOWN OF HIALEAH, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 38, PAGE 54, OF THE PUBLIC RECORDS OF MIAMI—DADE COUNTY, FLORIDA; FORMERLY KNOWN AS LOTS 1 AND 2, BLOCK 17—E, EIGHT ADDITION TO HIALEAH, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 9, PAGE 1, OF THE PUBLIC RECORDS OF MIAMI—DADE ZONING DISTRICT: R-1 (ONE-FAMILY DISTRICT) ONE STORY POTABLE WATER SERVICE: SANITARY SEWER SERVICE: MIAMI-DADE WATER AND SEWER DEPARTMENT. CBS RESIDENCE No.502 MIAMI-DADE WATER AND SEWER DEPARTMENT. F.F.ELEV.:10.62 No LOTS: 2 No BLOCKS: 1 THE NORTH 1/2 OF THAT PORTION OF THE 12-FOOT ALLEY LYING SOUTH AND ADJACENT THERETO, CLOSED AND VACATED FOR PUBLIC USE PURSUANT TO HIALEAH, FLORIDA ORDINANCE 94-07 (JANUARY 24, 1994). MINIMUN BUILDING SETBACKS:

BUILDING FOR LOT A  $(65' \times 80')$  as per Ordinace No. 10-25, dated April 14, 2010). SURVEYOR REPORT and NOTES REQUIRED 1. THE LEGAL DESCRIPTION USED IN THE PREPARATION OF THIS SURVEY WERE FURNISHED BY THE CLIENT. Not less than ten percent of the average width of the lot SIDE STREET 2. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT SHOWN ON THIS SURVEY THAT MAY BE FOUND IN THE PUBLIC 1.5' INSIDE 80.00' RECORDS OF THIS COUNTY. REAR 20 FT. CONC. SWK. 3. THE SURVEY MAP IS INTENDED TO BE DISPLAYED AT THE STATED GRAPHIC SCALES IN ENGLISH UNITS OF MEASUREMENT BUILDING HEIGHT 35 FT. (2 1/2 STORIES) 1.4' OUTSIDE AS DEPICTED ON THE SURVEY MAP ATTENTION IS DIRECTED TO THE FACT THAT SAID SURVEY MAP MAY BE ALTERED IN SCALE BY REPRODUCTION AND MUST BE CONSIDERED WHEN OBTAINING SCALED DATA. LO 28, BLOCK 17-E TRACT C, BLOCK 17-E 4. WELL-IDENTIFIED FEATURES IN THIS SURVEY AND MAP HAVE BEEN MEASURED TO AN ESTIMATED HORIZONTAL POSITIONAL MINIMUN BUILDING SETBACKS:
BUILDING FOR LOT B  $(70' \times 80' \text{ as per Ordinace No. } 10-25)$ , dated April 14, 2010). (P.B. 38 - PG. 54) (P.B. 38 - PG. 54) ACCURACY OF 1:10000 FT. 5. MIAMI DADE COUNTY FLOOD CRITERIA ELEVATION = 7.0 FEET MORE OR LESS (N.G.V.D.). THIS ELEVATION WAS PRORATED FROM PLAT BOOK 120 PAGE 13 SHEET No. 2 (DATED 06-06-1994) AND SHOULD BE VERIFY AND APPROVED BY THE DEPARTMENT OF ENVIROMENTAL RESOURCES MANAGEMENT OF MIAMI-DADE COUNTY, FLORIDA. FRONT 20 FT. SIDE Not less than ten percent of the average width of the lot SIDE STREET REAR 20 FT. BENCH MARK 35 FT. (2 1/2 STORIES BUILDING HEIGH ELEVATIONS SHOWN HEREON ARE RELATIVE TO THE 1929 N.G.V.D. OF MEAN SEA LEVEL AND ARE BASED ON A BENCHMARK SUPPLIED BY THE ENGINEERING DEPARTMENT OF MIAMI-DADE COUNTY, FLORIDA. BENCHMARK: M-45 (Brass Bar in conc mon, 1' below ground surface.) <u>ELEVATION</u>: 7.24 (NGVD 29) <u>LOCATOR</u>: 3152 N. EAST 21 ST --- 225'+- NORTH OF C/L EAST 4 AVE (NW 47 AVE) --- 42' WEST OF C/L, 10' WEST OF WEST R/W LINE FEC RR TRACK --- 31.8' SOUTH OF SOUTH RAIL, 2' N OF S R/W LINE FOR TBM INFORMATION SEE SKETCH OF SURVEY. TREE LIST FLOOD INFORMATION No. DIAMETER HEIGHT SPREAD COMMON NAME SCIENTIFIC NAME THE SUBJECT PROPERTY LIES WITHIN A FLOOD HAZARD HAVING A FLOOD DESIGNATION OF X, WITH A BASE FLOOD ELEVATION: N.A., PURSUANT TO THE FLOOD INSURANCE RATE MAPS PUBLISHED BY THE UNITED STATES FEDERAL EMERGENCY MANAGEMENT AGENCY UNDER COMMUNITY No: 120643 (CITY OF HIALEAH) AND PANEL NUMBER: 0284, SUFFIX: L, AS LAST BRASSAIA ACTINOPHYLLA Checked By: SYMBOL PERSEA AMERICANA LEGEND AVOCADO REVISED IN SEPTEMBER 11, 2009. May 15/2012 PERSEA AMERICANA AVOCADO 25.0' WATER METER CENTERLINE Fd 1/2" IP FOUND 1/2" IRON PIPE Drawn Date: May 16/2012 BUCIDA BUCERAS BLACK OLIVE 40.0' 35.0' SET 1/2" IP SET 1/2" IRON PIPE with CAP No. 3102 R/W RIGHT OF WAY SURVEYOR'S CERTIFICATION MANHOLE P.B. PLAT BOOK BUCIDA BUCERAS BLACK OLIVE 25.0' WE HEREBY CERTIFY THAT THERE ARE NO EXISTING STRUCTURES, UTILITIES, IMPROVEMENTS, DEDICATIONS OR EASEMENTS OF RECORD ON OR ADJACENT TO THE LAND DESCRIBED HEREON, OTHER THAN SHOWN OR NOTED SUBJECT TO OPINION OF TITLE AND THAT THIS TENTATIVE PLAT AND BOUNDARY SURVEY, HAS BEEN PREPARED UNDER MY DIRECT SUPERVISION AND THAT IT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, ALSO, THAT THIS TENTATIVE PLAT AND BOUNDARY SURVEY, CONFORMS TO THE MINIMUM TECHNICAL STANDARDS SET FORTH BY THE FLORIDA BOARD OF LAND SURVEYORS AND MAPPERS PURSUANT TO SECTION 472.027, FLORIDA STATUTES AND TO CHAPTER 5J17.50 OF THE F.A.C. SECTION 17, 17-53-41 PAGE WOOD POLE Prepared for: SEC. SECTION R-1 ZONING DESIGNATION MODESTO PEREZ &W BASILIA Set N&D SET NAIL and DISC R RESOLUTION C.L.F. CHAIN LINK FENCE SQ. FT. SOUARE FEET EXISTING TREE TEMPORARY BENCHMARK ELEVATION CONC. CONCRETE SWK. SIDEWALK BOUNDARY SURVE TREE NUMBER OHW OVERHEAD WIRES NORTHEAST NE UTILITY EASEMENT U.E. NORTHWEST /alle EXISTING ELEVATION AT GROUND LEVEL WOOD FENCE SOUTHEAST W.F. SOUTHWEST + 9.10' EXISTING ELEVATION AT ASPHALT PAVEMENT NOT VALID WITHOUT THE ORIGINAL RAISED SEAL OF A FLORIDA SURVEYOR AND MAPPER.

As shown

FEES:	Agenda Date: 8 9/-/2
P.W.W.M \$1,87	Torradive troi.
DEDA	0.00 0.00 Received Date: 8-2/-/2
PRINT \$2,08	0.00
Concurrency Review Fee (*6.00% of Sub-Total) \$12	4.92 *Not applicable within Municipalities
	6.92 <===AMOUNT FOR TENTATIVE WITHIN UNICORPORATED MIAMI-DADE COUNTY
APPLICATION FOR PLAT OF SUBDIVISION DEVELOPMENT	
Municipality: Hialech Sec.: 17 Tw	rp.: <u>53</u> S. Rge.: <u>41</u> E. / Sec.: Twp.: S. Rge.: E.
1. Name of Proposed Subdivision: Perez So	
2. Owner's Name: Modesto & Bacila Parez Phone: 305 4916734	
Address: 65 Olive Drive City: History State: FL zip Code: 33010	
Owner's Email Address: RAFAel92@ asl.com	
3. Surveyor's Name: Vizzaga LAND Surveyors, Inc Phone: 3052236060	
Address: 13217 SV 46 LN City: Miani State: FL Zip Code: 33+75	
Surveyor's Email Address:	
4. Folio No(s).: 043117 01206101	1
5. Legal Description of Parent Tract: TRACT A BIK	17-E. Revised Plate of portion to town of
Plat Book 38 Page SY Formerly Know as lote Land 2 BIK 17-E, Plat Book 9 Hid	
6. Street boundaries: E'16 St & F & Ave	
7. Present Zoning: Singe Family Zoning Hearing No.: 10-3-5	
8. Proposed use of Property:	
Single Family Res.( 2 Units), Duplex( Units), Apartments( Units), Industrial/Warehouse( Square .Ft.),  Business( Sq. Ft.), Office( Sq. Ft.), Restaurant( Sq. Ft. & No. Seats ), Other ( Sq. Ft. & No. of Units )	
NOTE: List all plat restrictions zoning conditions or any other declaration. I HEREBY CERTIFY that I am the owner of the parcel(s) described in Item 5 and that the information. Attached is a copy of the recorded deed showing my acquisition of this land. In additional title to determine accurate ownership information.	rmation contained in this application is two and assert to the best of the state of
Furthermore, I am aware that the use of a public water supply and/or public sewer system may for the extension of these utilities must be approved by the appropriate utility entity and by I	y be required for this development. If so required, I recognize that engineering drawings
Pursuant to Florida Statutes 837.06, whoever knowingly makes a false statement in wrishall be guilty of a misdemeanor of the second degree, punishable as provided in FS	fing with the intent to minimal and a self-
STATE OF FLORIDA)	$M_{1}$
SS: Signal . COUNTY OF MIAMI-DADE)	ture of Owner:///adusto
(Print nam	e & Title here): Modest Pregge owner
BEFORE ME, personally appeared Modes to Pere	this 21 day of August, 2012 A.D. and (he/she)
acknowledged to and before me that (he/she) executed the same as identification and who did (n	for the purposed therein. Personally known or produce ot) take an oath.
WITNESS my hand and seal in the County and State last aforesa	id this 21 days Asset
Odonis Rodriguez	fore
EXPIRES: JAN. 23, 2016	re of Notary Public:
WWW.AARONNOTARY.com (Prin	nt, Type name here:
(NOTABY CEAL)	1/23/2016 EE 162078
(NOTARY SEAL)  Note: The reverse side of this sheet may be used for a statement of additional statemen	(Commission Expires) (Commission Number)

FOR OFFICIAL USE ONLY:

IMPORTANT NOTICE TO APPLICANT:

Make check for the total Processing Fee Payable to: Board of County Commissioners.